

Excerpts
Planning Commission Minutes - Unapproved
September 13, 2000

Application No. UP-555-00 (amended), Kenneth Dale Moore (Clear Moore Construction): Request for a special use permit, pursuant to Section 24.1-306 (category 14, number 6) of the York County Zoning Ordinance, to authorize the establishment of a mini-storage warehouse facility on 2.9 acres of land along Hampton Highway (Route 134), approximately 850 feet east of the intersection of Hampton Highway and Big Bethel Road (Route 600).

Mr. Michael King presented the summary of the staff memorandum to the Commission dated September 5, 2000, and noted the recommendation of denial and the inclusion of a resolution for approval should the Commission make that recommendation.

Mr. Shepperd asked about comparisons to existing storage facilities in the vicinity, and Mr. King replied that the staff did not conduct such research for this particular application. Staff is aware that there are several mini-storage warehouse facilities in the lower County, he added, but believes there is still a market for them in the area. Mr. Heavner commented that only a few units are available in the existing facilities.

Mr. Shepperd asked where the entrance and exit points would be, which Mr. King confirmed would be Big Bethel Road. Mr. Shepperd inquired about the possible need for a traffic signal or if any other discussions or proposals took place about the traffic situation. Mr. King noted that traffic typically generated by mini-storage facilities does not warrant a new signal or traffic modification. Mr. Shepperd inquired about projected lost revenue, if approved, and Mr. King replied that a retail use on the site would generate approximately \$200,000 in revenue versus approximately \$15,000 for a mini-storage use.

The Chair opened the public hearing.

Mr. Lamont D. Myers, Mid-Atlantic Commercial, represented the applicant and spoke in behalf of approval. Mr. Myers clarified the entrance and exit points for the intended use, and the acreage remaining on the subject parcel. He said the applicant is proposing an entrance to the proposed mini-storage facility that also would also serve any retail development that would occur on the remaining three acres of the parcel. Mr. Myers said the operation would have a low traffic impact and around-the-clock camera surveillance and should not be disruptive to the neighborhood. He displayed for the Commission an architectural rendering showing the colors and brick to be the same as those used on the adjacent apartments and car wash. He said no one has expressed opposition either to the applicant or to him.

Mr. Myers added that he did not consider the plan to contradict the Comprehensive Plan inasmuch as it is design-compatible with its surroundings and on land with limited utility and design.

Responding to an inquiry by Mr. Shepperd, Mr. Myers reported that the applicant had considered a retail use but found that the property is too shallow for such use.

Hearing no others, Chair Semmes closed the public hearing.

Mr. Hendricks opined the revised site plan is improved over the applicant's proposal to the Commission in March but he still did not think it is the right project for the site. He said he would be willing to wait for something more suitable for that particular parcel, in the interest of land use.

Mrs. White agreed and added that the proposed use did not appear to be supportive of the Comprehensive Plan.

Mr. Shepperd, noting the proximity of the site to his own community, said the citizens in the area are sensitive to the perceived "constant encroachment" on their way of life and added that his own homeowners' association had been strongly opposed to storage facilities on Route 134.

Mr. Heavner was not convinced the proposal was the "highest and best use." He thought that another use would be more suitable for this major intersection although it was a good proposal for a different location.

Mr. Beil agreed, and said he remains opposed to the project.

Mr. Semmes concluded that the Comprehensive Plan does not support a mini-storage use for this development, while commending Mr. Myers and his client for making the proposed facility as attractive as possible.

Mrs. White moved the adoption of Resolution PC00-22 to recommend denial and it passed unanimously (6:0, Simasek absent).

PC00-22

On motion of Mrs. White, which carried 6:0, the following resolution was adopted:

**A RESOLUTION TO RECOMMEND DENIAL OF A SPECIAL USE PERMIT TO
AUTHORIZE THE ESTABLISHMENT OF A MINI-STORAGE WAREHOUSE
FACILITY ON 2.9 ACRES ALONG HAMPTON HIGHWAY (ROUTE 134)**

WHEREAS, Kenneth Dale Moore has submitted Application No. UP 555-00, which requests a special use permit pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance to authorize the establishment of a mini-storage warehouse facility on a parcel located along Hampton Highway (Route 134) and further identified as Assessor's Parcel No. 37-158; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 13th day of September, 2000, that Application No. UP-555-00 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of denial.
